

IN RE: PETITION FOR ADMIN. VARIANCE
W/S of Regwood Road, 130' S
of Upland Road
11th Election District
6th Councilmanic District
(12520 Regwood Road)

Mary J. DeFontes & Donna L. Ches
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 02-253-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a Petition for Administrative Variance filed by the legal owners of the subject property, Mary J. DeFontes & Donna L. Ches. The variance request is for property located at 12520 Regwood Road, in the Hydes area of Baltimore County. The variance request is from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing dwelling and proposed addition with side yard setbacks of 7 ft. and 15 ft., respectively, in lieu of the required 50 ft., and a front yard setback of 44 ft. from the centerline of the street in lieu of the required 75 ft. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the

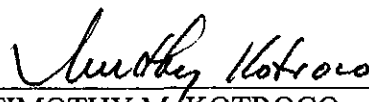
Date 1/30/02
By [Signature]

requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 30th day of January, 2002, that a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.), to permit an existing dwelling and proposed addition with side yard setbacks of 7 ft. and 15 ft., respectively, in lieu of the required 50 ft., and a front yard setback of 44 ft. from the centerline of the street in lieu of the required 75 ft., be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.


TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

1/30/02
H. J. Green



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

January 30, 2002

Ms. Mary J. DeFontes
Ms. Donna L. Ches
12520 Regwood Road
Hydes, Maryland 21082

Re: Petition for Administrative Variance
Case No. 02-253-A
Property: 12520 Regwood Road

Dear Ms. DeFontes & Ms. Ches:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the Department of Permits and Development Management. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Kevin Kapinos
2501 Whitt Road
Kingsville, MD 21087

Come visit the County's Website at www.co.ba.md.us





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12520 Regwood Rd.
which is presently zoned RC 5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2 (BCZR) to permit an

existing dwelling and proposed addition with side yard setbacks of 7 feet and 15 feet, respectively, in lieu of the required 50 feet, and a front yard setback of 44 feet from the centerline of the street in lieu of the required 75 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form

Property is to be posted and advertised as prescribed by the zoning regulations
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 12 day of December, 2001, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted

Legal Owner(s):

MARY JOAN DE FONTES
Name - Type or Print

Mary Joan De Fontes
Signature

Donna L. Ches
Name - Type or Print

Donna L. Ches
Signature

12520 Regwood Rd. 410-592-9771
Address Telephone No

Hydes Maryland 21082
City State Zip Code

Representative to be Contacted:

Kevin Kapinos
Name

2601 Whitt Rd 410-877-0318
Address Telephone No

Kingsville MD 21087
City State Zip Code

Zoning Commissioner of Baltimore County

Reviewed By JNP Date 12/13/01

Estimated Posting Date 12/23/01

CASE NO. 02-253-A

220 9/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 12520 Regwood Road
Address
Hydes, Maryland 21082
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

My daughter, son-in-law and their three sons have moved in with us to help us care for our home both inside and out. My husband is 81 years old and not in good health. It is increasingly difficult for him to do the simplest of tasks. He does not want me to be alone if something should happen to him. We would like to increase our living space to accommodate seven extra people. The house currently doesn't have enough space for all of us. Because of the undersized and odd shape of the lot, we're limited to what we can do. The well and septic location also limits us. We think the best solution is to add to the side of the house that is adjacent to a lot that can never be developed so our actions will not affect our neighbors. We're hoping you'll allow us to do this.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information

Mary Joan De Fontes
Signature

MARY JOAN DE FONTES
Name - Type or Print

Donna L. Ches
Signature

Donna L. Ches
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 10 day of November, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mary Joan De Fontes and Donna L. Ches.
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

11-10-01
Date

James C. Beresh
Notary Public

My Commission Expires 2-1-05

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 12520 Regwood Road
Address
Nydes Maryland 21082
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

My daughter, son-in-law and their three sons have moved in with us to help us care for our home both inside and out. My husband is 81 years old and not in good health. He does not want me to be alone if something should happen to him. We would like to increase our living space to accommodate five extra people. It is increasingly difficult for my husband to do the simplest of tasks. The house currently doesn't have enough space for all of us. Because of the undersized and odd shape of the lot, we're limited to what we can do. The well and septic location also limits us. We think the best solution is to add to the side of the house that is adjacent to a lot that can never be developed so our actions will not effect our neighbors. We're hoping you'll allow us to do this.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Mary Joan De Fontes
Signature
MARY JOAN DEFONTES
Name - Type or Print

Donna L. Ches
Signature
Donna L. Ches
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of November, 2001, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Mary Joan DeFontes and Donna L. Ches
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

1110-01
Date

Joan C. Buresh
Notary Public
My Commission Expires 2-1-05



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12520 Regwood Rd.
which is presently zoned RC5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3, B.2 (BCZR) to permit an

existing dwelling and proposed addition with side yard setbacks of 7 feet and 15 feet, respectively, in lieu of the required 50 feet, and a front yard setback of 44 feet from the centerline of the street in lieu of the required 75 feet.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

MARY JOAN DE FONTES
Name - Type or Print

Mary Joan De Fontes
Signature

Donna L. Ches
Name - Type or Print

Donna L. Ches
Signature

12520 Regwood Rd. 410-592-9771
Address Telephone No.

Hydes Maryland 21082
City State Zip Code

Representative to be Contacted:

Kevin Kapinos
Name

2601 Whitt Rd 410-877-0318
Address Telephone No.

Kingsville MD 21087
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 02-253-A

REV 9/15/98

Reviewed By JNP Date 12/13/01

Estimated Posting Date 12/23/01

PROPERTY DESCRIPTION FOR
12520 REGWOOD ROAD

As recorded in Deed Liber 13698, Folio 211, Being on the West Side of Regwood Road,
130 Feet South of Ceneter Line of Upland Road.

BEGINNING for the same at a point in the center of the road (County Road) now known as the Regwood Road, South 14 degrees 24 minutes West 100 feet from a concrete monument standing at the beginning point of the fourth line of the second parcel of land described in a Deed from Earl H. Sorg, et al. to Roland A. Scherer, et al, dated August 12, 1959, and recorded among the Land Records of Baltimore County in Liber T.B.S. 1859, folio 242 etc., thence running along the center of said road and binding on a part of the fourth line of the second parcel of the Deed mentioned above South 14 degrees 24 minutes West 100.0 feet; thence running for a line of division now made and parallel to the third line of the parcel mentioned above South 85 degrees 25 minutes West 215.0 feet to a pipe now set; thence running North 14 degrees 24 minutes East 100.0 feet to a pipe now set thence running on a line drawn parallel to the above mentioned third line of the second parcel, north 85 degrees, 25 minutes East 215.0 feet to the point of beginning. Containing 0.48 of an acre, more or less now. The improvements thereon being know known as No. 12520 Regwood Road, Hydes, MD 21082 and located in the 11th Election District, 6th Councilmanic District.

BEING the same property which by Deed dated May 26, 1998 and recorded among the Land Records of Baltimore County in Liber 12956, folio 672, was granted and conveyed from Mary Joan De Fontes unto Mary Joan De Fontes, a life estate without powers.

02-253-A

**BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT**

No. **08194**

DATE 12/13/01 ACCOUNT R-001-006-6150
AMOUNT \$ 50.00

RECEIVED FROM: De Fontes/Ches (Adm. Var.)

FOR: 02-253-A
12520 Regwood Road

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PAYMENT	ACTUAL	TIME
12/13/2001	12/13/2001	09:47:50
REG W503	CASHIER RECD LRD	DRAWER
>> RECEIPT # 231703		
Dept 5 528 ZONING VERIFICATION		
CR NO. 008194		

Receipt Tot	50.00
.00 CK	100.00
	50.00- L

Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: Case No.: 02-253-A

Petitioner/Developer: _____

DE FONTES / CHES

Date of Hearing/Closing: 1/7/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: MR. GEORGE ZANNER
~~Ms. Gwendolyn Stephens~~

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

12520 REGWOOD RD.

The sign(s) were posted on 12/23/01
(Month, Day, Year)

Sincerely,

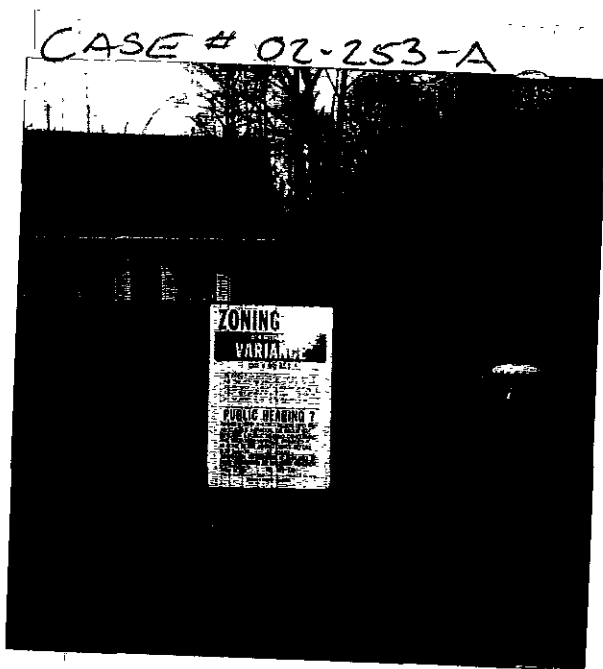
Richard E. Hoffman 12/23/01
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



12520 REGWOOD RD.
POSTED 12/23/01

Richard E. Hoffman 12/23/01

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-253-A

Petitioner: Joan DeFontes / Donna Ches

Address or Location: 12520 Regwood Rd. HYDES, MD 21081

PLEASE FORWARD ADVERTISING BILL TO:

Name: Kevin Kapinos (Kapinos Builders)

Address: 2601 White Rd
Kingsville Md. 21087

Telephone Number: 410-877-0318

Revised 2/20/98 - SCJ

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 02- 253 -A Address 12520 Regwood Road

Contact Person: Jeffrey Perlow Phone Number: 410-887-3391
Planner, Please Print Your Name

Filing Date: 12/13/01 Posting Date: 12/23/01 Closing Date: 1/7/02

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 02- 253 -A Address 12520 Regwood Road

Petitioner's Name De Fontes / Ches Telephone 410-592-9771

Posting Date: 12/23/01 Closing Date: 1/7/02

Wording for Sign: To Permit an existing dwelling and proposed addition with side yard setbacks of 15 feet and 7 feet, respectively, in lieu of the required 50 feet, and a front yard setback of 44 feet from the centerline of the street in lieu of the required 75 feet.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 24, 2002

Donna L Ches
Mary J DeFontes
12520 Regwood Road
Hydes MD 21082

Dear Ms. Ches & Ms. DeFontes:

RE: Case Number: 02-253-A, 12520 Regwood Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on December 12, 2001.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr. GDZ
Supervisor, Zoning Review

WCR: gdz

Enclosures

c: Kevin Kapinos, 2601 Whitt Road, Kingsville 21087
People's Counsel

Come visit the County's Website at www.co.ba.md.us



AV
1/7

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 28, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

JAN 29

SUBJECT: Zoning Advisory Petition(s): Case(s) 02-253

The Office of Planning has reviewed the above referenced case(s) and has no comments to offer. For further questions or additional information concerning the matters stated herein, please contact Mark A. Cunningham in the Office of Planning at 410-887-3480.


Prepared by: Mark A. Cunningham

Section Chief: Jeffrey W. Long

AFK/JL:MAC

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development Mgmt. **DATE:** February 7, 2002

FROM:  Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For January 22, 2002
Item Nos. 241, 242, 243, 244, 245,
247, 248, 249, 250, 253, 254, 255,
256, 257, 258, 259, and 260

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

January 23, 2002

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTENTION: Gwen Stephens

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 14 2002

Item No.: See Below

Dear Ms. Stephens:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

078, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 252,
(253), 254, 256, 257, 258, 259, 260, and 262


REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Arnold Jablon

FROM: Todd Taylor 

DATE: February 13, 2002

SUBJECT: NO COMMENTS FOR ZONING ITEMS:

78, 243, 244, 245, 247, 249, 251, 253, 254, 257, 259

Zoning Advisory Committee Meeting of January 14, 2002



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 1-18-02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 253

JNP

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

12/10/2001

OWNER INFORMATION

DISTRICT: 11 ACCT NO: 2100000160

USE: RESIDENTIAL

OWNER NAME: ADAMS ROBERT S

PRINCIPAL
RESIDENCE
YES

MAILING ADDRESS: 12600 REGWOOD RD
HYDES

MD 21082-9565

TRANSFERRED

FROM: ADAMS ROBERT S

DATE: 06/03/1998 PRICE: \$0

DEED REFERENCE: 1) /12905/ 612
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCRN <F6> SELECT NEXT PROPERTY

Neighbor to the North

02-253-A

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

12/10/2001

LOCATION INFORMATION

DISTRICT: 11 ACCT NO: 2100000160
NAME: ADAMS ROBERT S

USE: RESIDENTIAL

PREMISES ADDRESS
12600 REGWOOD RD

ZONING

LEGAL DESCRIPTION
3.62 AC
12600 REGWOOD RD
ROBERT S ADAMS PROPERTY

MAP	GRID	PARCEL	SUBDIV	SECT	BLOCK	LOT	GROUP
54	10	163				1	82

PLAT NO :
PLAT REF: 57/ 6

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT 1981
ENCLOSED AREA 1,400 SF

PROPERTY LAND AREA
3.62 AC

COUNTY
USE
04

PRESS: <F1> OWNER INFO <F2> VALUE INFO
<F5> RETURN TO LIST SCRIN

<F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

02-253-A

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

12/10/2001

VALUE INFORMATION

DISTRICT: 11 ACCT NO: 2100000160
NAME: ADAMS ROBERT S

USE: RESIDENTIAL

	BASE VALUE	CURRENT VALUE AS OF 01/01/2000	PHASE-IN VALUE AS OF 07/01/2002	PHASE-IN ASSESSMENTS AS OF 07/01/2001	PHASE-IN ASSESSMENTS AS OF 07/01/2002
LAND :	75,720	75,720			
IMPTS :	113,200	113,810			
TOTAL :	188,920	189,530	189,530	189,326	189,530
PREF LAND:	0	0	0	0	0

PARTIAL EXEMPT ASSESSMENTS		
	CODE	07/01/2001 07/01/2002
COUNTY	000	0 0
STATE	000	0 0
MUNICIPAL	000	0 0

PRESS: <F1> OWNER INFO <F2> LOCATION INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCRN <F6> SELECT NEXT PROPERTY

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

12/10/2001

TRANSFER INFORMATION

DISTRICT: 11 ACCT NO: 2100000160

NAME: ADAMS ROBERT S

USE: RESIDENTIAL

FROM: ADAMS ROBERT S

DATE: 06/03/1998 PRICE: \$0
DEED 1: / 7826/ 92 2:

FROM: ADAMS ROBERT S ADAMS GLENNA B

DATE: 03/31/1988 PRICE: \$0
DEED 1: 2:

PRIMARY STRUCTURE DATA YEAR BUILT ENCLOSED AREA
1981 1,400 SF

STORIES	UNIT	TYPE	EXTERIOR
1	W/BASEMENT	STANDARD UNIT	SIDING

PRESS: <F1> OWNER INFO <F2> LOCATION INFO <F3> VALUE INFO
<F5> RETURN TO LIST SCRN <F6> SELECT NEXT PROPERTY

OWNER INFORMATION

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

12/10/2001

DISTRICT: 11 ACCT NO: 1119008550

USE: RESIDENTIAL

OWNER NAME: SCHERER ROLAND

PRINCIPAL
RESIDENCE
YES

MAILING ADDRESS: REGWOOD RD
HYDES

MD 21082

TRANSFERRED
FROM:

DEED REFERENCE: 1) /10247/ 236
2)

SPECIAL TAX RECAPTURE

* NONE *

TAX EXEMPT: NO

PRESS: <F1> LOCATION INFO <F2> VALUE INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCRN <F6> SELECT NEXT PROPERTY

12508 Regwood Rd

Neighbor to the South

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

12/10/2001

LOCATION INFORMATION

DISTRICT: 11 ACCT NO: 1119008550
NAME: SCHERER ROLAND

USE: RESIDENTIAL

PREMISES ADDRESS
12508 REGWOOD RD

ZONING

LEGAL DESCRIPTION
10 AC
WS REGWOOD RD
2640 S OF SUNSHINE AVMAP GRID PARCEL SUBDIV SECT BLOCK LOT GROUP
54 10 316 82PLAT NO :
PLAT REF:

SPECIAL TAX AREAS -

PRIMARY STRUCTURE DATA
YEAR BUILT ENCLOSED AREA
1892 1,536 SFPROPERTY LAND AREA
10.00 ACCOUNTY
USE
04PRESS: <F1> OWNER INFO <F2> VALUE INFO
<F5> RETURN TO LIST SCRNs<F3> TRANSFER/STRUCTURE INFO
<F6> SELECT NEXT PROPERTY

02-253-A

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

12/10/2001

VALUE INFORMATION

DISTRICT: 11 ACCT NO: 1119008550

NAME: SCHERER ROLAND

USE: RESIDENTIAL

	BASE VALUE	CURRENT VALUE AS OF 01/01/2000	PHASE-IN VALUE AS OF 07/01/2002	PHASE-IN ASSESSMENTS AS OF 07/01/2001	PHASE-IN ASSESSMENTS AS OF 07/01/2002
LAND :	115,500	115,500			
IMPTS :	60,730	62,400			
TOTAL :	176,230	177,900	177,900	177,342	177,900
PREF LAND:	0	0	0	0	0

PARTIAL EXEMPT ASSESSMENTS

	CODE	07/01/2001	07/01/2002
COUNTY	000	0	0
STATE	000	0	0
MUNICIPAL	000	0	0

PRESS: <F1> OWNER INFO <F2> LOCATION INFO <F3> TRANSFER/STRUCTURE INFO
<F5> RETURN TO LIST SCRN <F6> SELECT NEXT PROPERTY

TRANSFER INFORMATION

M.D.A.T. REAL PROPERTY SYSTEM
BALTIMORE COUNTY

12/10/2001

DISTRICT: 11 ACCT NO: 1119008550
NAME: SCHERER ROLAND

USE: RESIDENTIAL

PRIMARY STRUCTURE DATA YEAR BUILT ENCLOSED AREA
 1892 1,536 SF

STORIES	UNIT	TYPE	EXTERIOR
2	W/BASEMENT	STANDARD UNIT	ASBESTOS SHINGLE

PRESS: <F1> OWNER INFO <F2> LOCATION INFO <F3> VALUE INFO
 <F5> RETURN TO LIST SCRN <F6> SELECT NEXT PROPERTY

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 12500 Regwood Rd

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name:

LIBOR-13698, folio 211, lot # , section #

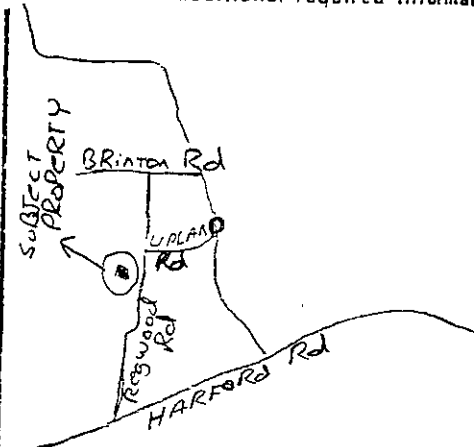
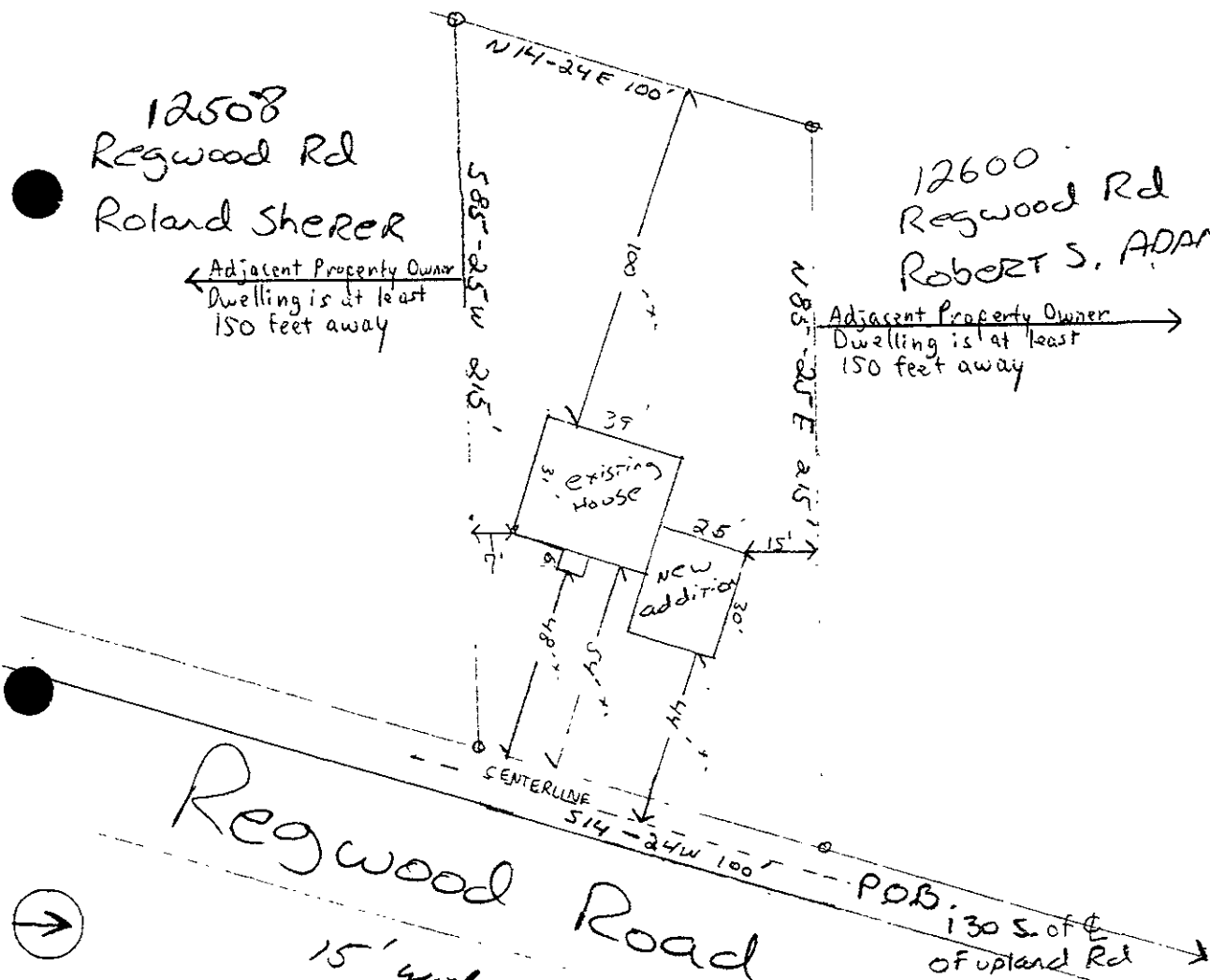
OWNER: Joan DeFontes & Dona Ches

12508
Regwood Rd
Roland Sherer

← Adjacent Property Owner
Dwelling is at least
150 feet away

12600
Regwood Rd
Robert S. Adams

→ Adjacent Property Owner
Dwelling is at least
150 feet away



Vicinity Map
scale: 1"=2000'

LOCATION INFORMATION

Election District: 11th

Councilmanic District: 6th

1"=200 scale map: NEIGH

Zoning: RC 5

Lot size: 0.48 acreage 20,908 square feet

SEWER: ☐ PUBLIC ☒ PRIVATE

WATER: ☐ PUBLIC ☒ PRIVATE

Chesapeake Bay Critical Area: ☐ YES ☒ NO

Prior Zoning Hearings: NONE

100 Year Flood Plain: NO
Historic Property/Building: NO

Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

JNP | 253 | 02-253-A



North

date: 12-10-01

prepared by: KAPinos Builders

Scale of Drawing: 1"= 50'

#1
Det. Ek.

